

## Notes for Table of Dimensional and Density Regulations

1. Not used.
2. Corner lots shall be considered to have two (2) front yards and two (2) side yards, each of which shall comply with the requirements of the front yard provisions and each of which shall comply with the dimensional requirements of the yard for whatever district the lot is located in.
3. For new residential lots, at least seventy-five (75) percent of the required minimum lot area shall be dry land; that is not in the Floodplain Zone, whose boundaries are described in Sec. 173-14. B. and 173-16.B.
4. No parking lot in first one hundred (100) feet from public way; all parking lots to be screened from a public way by either natural or vegetation or a landscaped berm, such vegetation or berm to be at least six (6) feet in height.
5. No one-story accessory building shall be built or maintained within ten (10) feet of a lot line in any case, provided that in Residence B District is a building, accessory or otherwise, may be built or maintained up to ten (10) feet from any side lot on any parcel of land individually owned which is shown on a plan recorded in the Middlesex North District Registry of Deeds on or before March 12, 1955, and which contains no more than ten thousand (10,000) square feet in area and less than one hundred (100) feet of frontage.
6. Not used.
7. Fifty (50) feet where lot adjoins a residential district.
8. Sixty (60) feet where lot adjoins a residential district.
9. One hundred (100) feet where lot adjoins a residential district.
10. Three (3) stories if building sets back from each street and lot line ten (10) feet in addition to the requirements of this table.
11. Fifteen (15) percent on lots of fifty thousand (50,000) square feet or less; twenty (20) percent on lots of more than fifty thousand (50,000) square feet and less than sixty thousand (60,000) square feet; twenty-five (25) percent on lots of sixty thousand (60,000) square feet or more.
12. For each permitted principal building and open space on the lot, not occupied by any building, of seventy-five (75) percent of the area of such lot, which may be used for parking if otherwise lawful.
13. Not used.
14. For parcels of land up to two (2) acres, plus five feet for each additional acre in the parcel up to one hundred (100) feet.
15. For parcels of land up to two (2) acres, plus five feet for each additional acre in the parcel up to one hundred fifty (150) feet.
16. When wetlands, as defined under this chapter and/or M.G.L c. 131, s. 40, occur on a lot: The open space requirements for lots requiring 50% open space shall be calculated as follows:  $OS = 0.50(TLA - W)$ . Lots requiring thirty (30) percent open space shall be calculated as follows:  $OS = 0.30(TLA - W)$ , where OS = required non-wetland open space areas; TLA = total land area in the parcel; W = total wetland area in the parcel.
17. Not used.
- 18.
19. This row applies to those parcels whose area does not exceed eighty thousand (80,000) square feet according to a plan on deed recorded prior to May 5, 1990. (Amended 5/5/90 ATM Art. 20)
20. Not used.